# 4 rooms in Carre d'Or

**€988,000**

Carre d'Or · 4 rooms · 100 m² in size



## Key details

| | |
|---|---|
| Surface area | **100 m²** |
| Rooms | **4** |
| Lift | **Yes** |
| Balcony | **Yes** |

**DPE (Energy)** **D**

Lowest: A
Highest: G

A
B
C
**D** ✓
E
F
G

**GES (Emissions)** **D**

Lowest: A
Highest: G

A
B
C
**D** ✓
E
F
G

## Description

Just a short stroll from the famous Promenade des Anglais and the iconic Negresco, this beautifully renovated four-room apartment offers an exceptional living experience in the heart of Nice's Carré d'Or. The 100 square meter space is housed in an elegant bourgeois building and features a bright, spacious living room with three large windows that open onto a continuous balcony. The open-plan American kitchen is fully equipped, providing a modern touch to this classic setting.

The apartment includes three bedrooms, one of which is a master suite complete with a bathroom, shower, and toilet. An additional shower room with a toilet, a laundry room, and a guest toilet enhance the functionality of the space. High-quality finishes and ample storage solutions add to the appeal, while the location provides easy access to local shops and the tramway, making it convenient for daily living. A basement storage room offers additional utility.

The agency fees are the responsibility of the seller, set at 5%. The property is part of a co-ownership with an undisclosed number of lots. The average annual share of common charges is €2,880. There are currently no ongoing legal proceedings.

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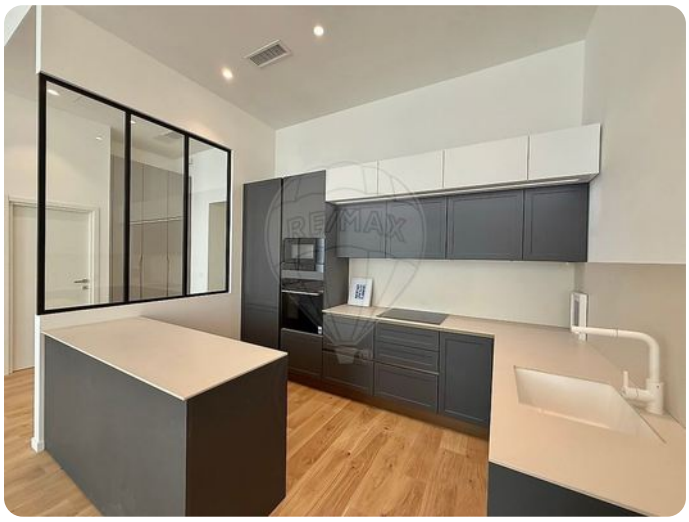









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